



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:45 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN TODD NIGRO, MEMBERS BYRON GOYNES, STEVEN EVANS, LAURA McSWAIN, AND LEO DAVENPORT

STAFF PRESENT: ROBERT GENZER – PLANNING & DEVELOPMENT, MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., KYLE WALTON - PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, KRISTENE HONZIK – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, briefly summarized the applications that staff felt needed to be addressed.

With regard to Items 17 through 21, MR. CLAPSADDLE suggested bringing the special use permits forward prior to the site plan review to ensure an orderly transition.

Regarding Item 11 [SDR-3211], MR. CLAPSADDLE stated that staff's initial recommendation was for approval, however, based on the inability to resolve issues with the applicant pertaining to the site, staff changed its recommendation to denial. KYLE WALTON - Planning & Development dept., explained that the applicant has requested replacing an existing church building with three new buildings. Because of the lot configuration and size, the parking requirements cannot be met. He added that although staff has tried to assist the applicant who has been working with a church committee, no concrete resolutions have been reached. MR. WALTON noted that the applicant prefers to go forward with the application, and stated that should the application be approved, staff has added a condition requiring a parking variance.

MR. CLAPSADDLE explained that pertaining to Item 9 [ZON-3197], a zoning request that has no site plan, staff had no problem with the zone change. He stated that the applicant preferred not to submit a site plan because of its location within a flood zone and existing severe drainage problems. MR. CLAPSADDLE suggested that at the time the site plan is reviewed, the applicant be required to submit a drainage plan.



PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Briefing

MINUTES – Continued:

With regard to Item 36 [SDR-3314], MR. CLAPSADDLE remarked that several months ago a decision was made that established the parcel as one lot. This determination was made a part of the record. He explained that the applicant was advised at the time, that as long as the use existed and the original structure was not torn down, they would be able expand providing it stayed on that one lot and met the standards of the code. He noted that the applicant's request for an expansion meets the standards of the code with the exception of two landscaping waivers which will be discussed with the item is brought forward. MR. CLAPSADDLE stated that the applicant submitted a letter stating the inability to conform to staff's recommendation to do the construction in phases but ensured that at completion of the expansion, the building would be a conforming structure. DEPUTY CITY ATTORNEY BRYAN SCOTT stated he saw no problem with accepting the applicant's commitment as long as there was no encroachment beyond the lot line. COMMISSIONER DAVENPORT asked whether there was a concern regarding the distance requirement between the subject site and the adjacent Treasures parking lot. DEPUTY CITY ATTORNEY SCOTT reaffirmed that there would be no issue unless an encroachment occurred.

MISCELLANEOUS:

With regard to the Special Joint Meeting, MR. CLAPSADDLE informed that working with CITY CLERK RONI RONEMUS and DEPUTY CITY ATTORNEY BRYAN SCOTT, they jointly addressed issues and consolidated ideas that he anticipated will be given a trial run the second Planning Commission meeting in January. MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., noted that a procedural outline will be provided to each Commissioner.

With regard to the Minutes of November 20, 2003, COMMISSIONER McSWAIN noted that in regard to the item regarding the Social Security Building, reference was made to the Verbatim Transcript of the item but the copy of the Transcript was not provided. DEPUTY CITY ATTORNEY SCOTT stated that the original Transcript is included in the official copy of the Minutes of that meeting but copies could be provided if requested.

MEETING ADJOURNED AT 5:56 P.M.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESELL.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN TODD NIGRO, MEMBERS BYRON GOYNES, STEVEN EVANS, LAURA McSWAIN, AND LEO DAVENPORT

STAFF PRESENT: ROBERT GENZER – PLANNING & DEVELOPMENT, MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., KYLE WALTON - PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, KRISTENE HONZIK – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

(6:00)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

SUBJECT:

Approval of the minutes of the November 20, 2003 Planning Commission Meeting

MOTION:

NIGRO - APPROVED - UNANIMOUS

MINUTES:

There was no discussion.

(6:10)

1-40



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

CHAIRMAN TRUESELLE noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-3334 - CORDOVA AT SUMMERLIN - THE HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR A 127-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 15.9 acres adjacent to the northwest corner of Desert Foothills Drive and Charleston Boulevard (APN: 137-34-801-004), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Items 1 and 3 through 5 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 1 [TMP-3334] as her firm has a contract with a Pulte-related company.

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.
(6:19 – 6:20)

1-331

CONDITIONS:

Planning and Development

1. All development shall conform to the Conditions of Approval for Rezoning [Z-0119-96] and the Summerlin West Plan Development Standards.
2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 1 – TMP-3334

CONDITIONS – Continued:

3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
8. Site development to comply with all applicable conditions of approval for "Summerlin Village 23A The Paseos" Final Map, the Summerlin Improvement Standards, the Master Traffic Impact Analysis and all other site-related actions.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 1 – TMP-3334

CONDITIONS – Continued:

10. No more than one lot may have a driveway accessing any substandard cul-de-sac. No more than half of an adjoining second lot may front on the same cul-de-sac.
11. The bulb of all substandard cul-de-sacs must be off-set and the property with driveways accessing a substandard cul-de-sac will have a minimum of 18 feet of straight street frontage outside the driveway entry.
12. The bulb of all substandard cul-de-sacs must be designed with roll curb throughout the bulb.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-3341 - CITATION HOMES ON BEHALF OF CARL W. & RUTH HEAVIN AND DESERT MOBILE HOME PARK, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR AN 18-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.46 acres at 4441 East Van Buren Avenue (APN: 140-29-101-002 and 005), R-MHP (Residential Mobile Home Park) Zone under Resolution of Intent to R-CL (Single Family Compact-Lot) [PROPOSED: R-CL (Single-Family Compact-Lot)], Ward 3 (Reese).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the January 22, 2004 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report (Not Applicable)

MOTION:

NIGRO – ABEYANCE to 1/22/2004 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

DAVID CLAPSADDLE, Planning and Development Department, stated staff recommended this item be held in abeyance to the 1/22/2004 meeting to enable City Council to act on a related item.

(6:19 – 6:20)

1-331

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-3251 - GREAT AMERICAN CAPITAL ON BEHALF OF CHABAD OF SUMMERLIN, INC. - Request for an Extension of Time of an approved Variance (V-0073-01) WHICH ALLOWED 315 PARKING SPACES WHERE 405 PARKING SPACES ARE REQUIRED adjacent to the southeast corner of Regatta Drive and Breakwater Drive (APN: 138-16-714-003, 138-717-002, and 138-16-820-001), G-1 (Limited Commercial) Zone, Ward 4 (Brown).

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Items 1 and 3 through 5 subject to conditions – UNANIMOUS

To be heard by the City Council on 1/21/2004.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.
(6:19 – 6:20)

1-331

CONDITIONS:

Planning and Development

1. This Extension of Time shall expire on December 19, 2004.
2. Conformance to all previous conditions of V-0073-01.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-3252 - GREAT AMERICAN CAPITAL ON BEHALF OF CHABAD OF SUMMERLIN, INC. - Request for an Extension of Time of an approved Site Development Plan Review [Z-0121-87(1)] WHICH ALLOWED A PROPOSED 8,325 SQUARE FOOT SYNAGOGUE adjacent to the southeast corner of Regatta Drive and Breakwater Drive (APN: 138-16-714-003), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Items 1 and 3 through 5 subject to conditions – UNANIMOUS

To be heard by the City Council on 1/21/2004.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:19 – 6:20)

1-331

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 4 – EOT-3252

CONDITIONS:

Planning and Development

1. This Reinstatement and Extension of Time will expire on December 16, 2004 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Rezoning [Z-0121-87(1)] and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ANX-3344 - HOLLY FERREL, LIMITED LIABILITY COMPANY - Petition to annex approximately 1.5 acres of property located adjacent to the west side of Ferrell Street, approximately 200 feet south of corner of Holly Avenue (APN: 139-20-401-012, 013, and 014), Ward 5 (Weekly).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED Items 1 and 3 through 5 subject to conditions – UNANIMOUS

To be forwarded to City Council in Ordinance Form.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.
(6:19 – 6:20)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE - RENOTIFICATION - SDR-3253 - SOHO LOFTS, LIMITED LIABILITY COMPANY ON BEHALF OF SMITH-ENGLAND TRUST - Request for a Site Development Plan Review FOR A 112 UNIT RESIDENTIAL DEVELOPMENT WITH APPROXIMATELY 4,000 SQUARE FEET OF RETAIL AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STEP BACK STANDARD AND REQUIRED SIDEWALK WIDTH on 0.68 acres adjacent to the southwest corner of Las Vegas Boulevard and Hoover Street (APN:139-34-401-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

C.C.: 01/21/04**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:**DAVENPORT – APPROVED subject to conditions – UNANIMOUS****To be heard by the City Council on 1/21/2004.****MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 6 [SDR-3253] and Item 7 [SUP-3352].

DAVID CLAPSADDLE, Planning and Development Department, stated this application was held in abeyance from the last meeting in order to re-notify the project because of an increase in the number of units. The applicant proposes a mixed-use concept with retail outlets on the first floor and parking and residential components on the floors above. With regard to the waivers, the sidewalk width is appropriate, the stepback at the fourth floor will not be required because of the parking layout; however, at the eleventh floor the stepback will be needed. The landscaping plan is appropriate. He concluded that this is in the Redevelopment Area of the City and conforms to the objectives for redevelopment.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 6 – SDR-3253

MINUTES – Continued:

HARRIS RITTOFF, 1514 Treetop Court, appeared on behalf of the applicant and concurred with staff's recommendations and conditions.

TODD FARLOW, 240 North 19th Street, commended the developer for a beautiful project.

Both COMMISSIONERS GOYNES and McSWAIN agreed with MR. FARLOW that the project will be a beautiful endeavor. COMMISSIONER McSWAIN questioned the details of the specialized paving of the sidewalk. MR. RITTOFF replied that the site plan does indicate the specialized accent paving.

COMMISSIONER DAVENPORT agreed that this is a beautiful project and asked for the breakdown of the floor plan. MR. RITTOFF stated the first six floors would contain regular units having two bathrooms and a kitchen with the remaining area being left to the owner's discretion. The penthouses will be two-story. Responding to further questions, MR. RITTOFF informed the Board that the units will be for sale only and will start at \$300,000 with the penthouses being in the million-plus range. In response to COMMISSIONER EVANS' query, MR. RITTOFF stated that brochures and a prospectus would be made available. COMMISSIONER EVANS concluded by commending the developer for a significant contribution to downtown.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 6 [SDR-3253] and Item 7 [SUP-3352].

NOTE: All discussion for Item 6 [SDR-3253] and Item 7 [SUP-3352] was held under Item 6 [SDR-3253]. The motion for Item 7 [SUP-3352] preceded the motion for Item 6 [SDR-3253].

(6:20 – 6:28)

1-377

CONDITIONS:

Planning and Development

1. A Special Use Permit (SUP-3352) to allow the mixed-use development in a C-2 district and a Vacation (VAC-3409) petition to allow a reduction in the Hoover Avenue right-of-way approved by City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 6 – SDR-3253

CONDITIONS – Continued:

3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Landscape materials in the public right-of-way shall conform to the Downtown Centennial Plan standards.
5. Street lighting and sidewalk paving treatments shall be installed in conformance with the Downtown Centennial Plan standards.
6. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
7. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or service panel location.
8. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

Public Works

9. An application to vacate the existing public sewer easement on this site must be approved and the Order of Vacation recorded prior to the issuance of any building or grading permits. A sanitary sewer relocation plan must be submitted to and approved by the City Engineer prior to the recordation of an Order of Vacation; comply with all recommendations of the approved plan. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior the recordation of an Order of Vacation. Also, continuous sewer service to upstream parcels shall be maintained at all times.
10. Dedicate an additional 5 feet of right-of-way for a total half-street width of 45 feet on Las Vegas Boulevard South adjacent to this site. Also dedicate a 10-foot radius on the southwest corner of Hoover Avenue and Las Vegas Boulevard and a 10-foot radius on the southeast corner of Hoover Avenue and Fourth Street.
11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan City Standards concurrent with on-site development activities.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 6 – SDR-3253

CONDITIONS – Continued:

12. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

15. Landscape and maintain all unimproved rights-of-way on 4th Street, Hoover Avenue, and Las Vegas Boulevard adjacent to this site.
16. Submit an Encroachment Agreement for all landscaping and private improvements located within or over the public right-of-way adjacent to this site prior to occupancy of this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - SUP-3352 - SOHO LOFTS, LIMITED LIABILITY COMPANY ON BEHALF OF SMITH-ENGLAND TRUST - Request for a Special Use Permit FOR A MIXED-USE DEVELOPMENT WITH 112 RESIDENTIAL UNITS AND APPROXIMATELY 4,000 SQUARE FEET OF RETAIL SPACE adjacent to the southwest corner of Las Vegas Boulevard and Hoover Street (APN: 139-34-401-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 01/21/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/21/2004.

MINUTES:

NOTE: See Item 6 [SDR-3253] for related discussion.
(6:20 – 6:28)

1-377

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Mixed-Use developments.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 7 – SUP-3352

CONDITIONS – Continued:

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3253).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-3409 - SOHO LOFTS, LIMITED LIABILITY COMPANY ON BEHALF OF THE SMITH-ENGLAND TRUST - Request for a Petition to vacate the south 6 feet of Hoover Avenue, between Las Vegas Boulevard and 4th Street, Ward 5 (Weekly).

SET DATE: 01/07/04

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the January 8, 2004 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE TO 1/8/2004 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that staff has recommended this item be held to 1/8/2004 to re-notify the vacation because of a sewer easement being added to the vacation application.

SAM CHERRY, SOHO Lofts, 1351 West Warm Spring Road, concurred with staff's recommendation to hold this item.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:12 – 6:13)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - ZON-3197 - RICHARD AND BARBARA STIMAC - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 3.53 acres adjacent to the southwest corner of Craig Road and US 95 (APN: 138-03-701-003), Ward 6 (Mack).

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/21/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, related that this item was held in abeyance to allow the applicant to work with the neighbors. MR. CLAPSADDLE added that there is commercial to the west and south and this is a conforming zone change. He added that this particular piece has always been considered separate and is appropriate for commercial. MR. CLAPSADDLE noted that there are severe drainage issues on the site and is located on an A-E flood zone. He suggested that a condition be added to require a drainage study when the site plan comes back as a public hearing in order to see exactly how the applicant will work with the grade and the slopes. Staff recommended approval subject to conditions.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 9 – ZON-3197

MINUTES – Continued:

RUSS SILLITOE, Civil Tech, 4795 South Sandhill Road, appeared on behalf of the applicant and concurred with staff's recommendations and conditions. He acknowledged that the site has significant issues related to the design and agreed to have a drainage study conducted.

COMMISSIONER NIGRO stated the zoning is in conformance and any site plan issues will be dealt with when it comes back to the Commission.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:28 – 6:31)

1-645

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
4. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the west prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 9 – ZON-3197

CONDITIONS – Continued:

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer. We note that this site is within a FEMA "AE" Flood Zone; development of this parcel may be significantly

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 9 – ZON-3197

CONDITIONS – Continued:

impacted by the flood zone and may require removal of some or all buildings depicted on this site plan.

7. Dedicate additional rights-of-way for a right turn at this property on the southwest corner of Craig Road and U.S. 95 as required by the Department of Public Works, unless specifically noted as not required in an approved Traffic Impact Analysis.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SUP-3179 - TSEGEHANNA HABTEMICAEL ON BEHALF OF MARION BENNETT - Request for a Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION AND A WAIVER OF THE MINIMUM 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM EXISTING CHURCHES at 632 "H" Street (APN: 139-27-310-067), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 01/21/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE TO 1/8/2004 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated the applicant submitted a letter requesting the application be held to the 1/8/2004 meeting due to new representation.

ATTORNEY SCOTT HOLCUM, Moran & Associates, 630 South Fourth Street, concurred with holding this application in order to work with COUNCILMAN LAWRENCE WEEKLY'S staff on a pending issue.

DEPUTY CITY ATTORNEY BRYAN SCOTT stated that a new law was passed at the last Legislative Session permitting only two abeyances on any particular item unless a good cause situation exists. Referencing this application, he cautioned that this may be the last abeyance for this applicant.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 10 – SUP-3179

MINUTES – Continued:

ATTORNEY HOLCUM stated he understood the new law.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:13 – 6:15)

1-160

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-3211 - COMMUNITY OF CHRIST - Request for a Site Development Plan Review FOR A GYMNASIUM, CLASSROOM AND EXPANSION OF AN EXISTING CHURCH on 1.96 acres at 5401 West Oakey Boulevard (APN: 163-01-701-005), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation], Ward 1 (Moncrief).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions and amending Condition 1 as follows:

1. *This application approves the Sunday School classroom only. A Variance application for parking shall be submitted to the Planning and Development Department and approved at a public hearing by the City Council prior to the issuance of building permits for any additional buildings.*

– Motion carried with GOYNES voting No

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, stated that staff has been working with the applicant for some time in order to reach a solution on the placement of their buildings on the site as well as accommodate the required parking and landscaping. Despite staff's efforts, the applicant could not reach an agreement, therefore, staff recommended denial to enable the Planning Department to work further with the applicant.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 11 – SDR-3211

MINUTES – Continued:

ARTERO BATRON, Architect, 22 West Pacific Avenue, appeared on behalf of the applicant. He explained that he believes the parking is more than sufficient to accommodate the congregation as the size of the Sanctuary is closed and small. As far as the landscaping, he was willing to work with staff to satisfy the landscaping conditions. In accordance with the Master Plan, the construction would be done in three phases and if any issues arise, it could be addressed at that time.

TODD FARLOW, 240 North 19th Street, asked if bus transportation will be available for the children and believed this would alleviate the parking situation.

COMMISSIONER EVANS asked whether the Church has contacted the Doris Hancock Elementary School in terms of securing a shared parking arrangement. MR. BATRON countered by saying that there has been no discussion but due to the very busy roadway between the two properties a shared parking agreement might prove to be impractical.

COMMISSIONER NIGRO asked which building would be constructed first. MR. BATRON replied that the classroom building, which is the most immediate need, would be built first. The Sanctuary configuration will consist of two domes with a small reception area in between. COMMISSIONER NIGRO wondered whether it would be feasible to obtain approval of the site plan if it only dealt with one of the three proposed buildings. This would give the Commission the opportunity to evaluate the parking requirements as the site continues to grow and determine whether there would be any parking problems before the other buildings are built. COMMISSIONER NIGRO agreed that the applicant should explore the possibility of parking across the street.

Still on the subject of the parking requirements, COMMISSIONER DAVENPORT inquired whether the parking needed for the Sanctuary would be adequate. MR. WALTON explained that each building carries its own parking requirement. The Sanctuary will require 78 spaces. MR. BATRON added that although the applicant does not own the vacant property immediately across the street, it could provide a possible solution to the parking dilemma.

Based on the applicant's comments that this is a closed community, COMMISSIONER McSWAIN presumed that the application is not really looking at growth, but has dual purposes in mind for the additional buildings. COMMISSIONER McSWAIN agreed that it probably would be more beneficial to approve just the classroom facility and then come back with another solution for parking prior to the addition of the gymnasium since simultaneous activities would not likely be conducted in the gym and the Sanctuary at the same time.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 11 – SDR-3211

MINUTES – Continued:

CHAIRMAN TRUESDELL inquired as to the location of the play area and what the function of the school would be. MR. BATRON confirmed that the school is used for Sunday School during services. In response to CHAIRMAN TRUESDELL'S question, MR. CLAPSADDLE remarked that it is possible to approve the classroom addition with a condition specifying that before the second building is constructed, it would need to come back to the Commission as a public hearing to determine whether a variance is required and needs to be noticed.

CHAIRMAN TRUESDELL disagreed that the parking is sufficient, in spite of MR. BATRON'S contention that this is a small community. He felt that it would be more practical to approve the project in phases. COMMISSIONER DAVENPORT asked if any building was being demolished. COMMISSIONER McSWAIN conveyed that her understanding was that the Church would remain and the classroom would be added. MR. CLAPSADDLE clarified that once the classroom is approved and constructed, there would be no obligation to approve the rest of the buildings. COMMISSIONER GOYNES asked whether the applicant was aware that this would be an approvable variance. CHAIRMAN TRUESDELL and MR. CLAPSADDLE, clarified for the record that there is adequate parking once the classroom facility is built out but it does not obligate the Commission to approve any additional expansion nor does it mean the Commission could not require a variance application with a future site plan.

MARGO WHEELER, Deputy Director, Planning and Development Department, suggested an amendment to Condition 1 specifying approval of only the Sunday School classroom only and that a variance application for parking shall be submitted to the Planning and Development Department and approved at a public hearing by the City Council prior to the issuance of building permits for any additional buildings. MR. BATRON understood and concurred with the amendment of Condition 1.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:28 – 6:31)

1-645

CONDITIONS:

Planning and Development

1. A Variance application for parking shall be submitted to the Planning and Development Department prior to the issuance of building permits.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 11 – SDR-3211

CONDITIONS – Continued:

2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. A trash enclosure shall included on the plan. It is to be covered and screened as required by the Commercial Design Standards.
4. A revised landscaping plan shall be submitted to the Planning and Development Department that will show trees along the front of the site positioned at 20 foot O.C., landscaped fingers in the parking lot with two trees each, and trees along the rear buffer areas positioned at 20 foot O.C. The new plan shall be submitted prior to issuance of building permits.
5. A revised site plan that shows an easement for the Multi-use Transportation Trail shall be submitted to the Planning and Development Department prior to issuance of building permits to ensure the capability of a trail corridor should the City decide in the future a need for the trail.
6. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. All mechanical equipment and air conditioners shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 11 – SDR-3211

CONDITIONS – Continued:

12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 11 – SDR-3211

CONDITIONS - Continued:

16. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-3326 - RASO CORPORATION - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.94 acres on the south side of Vegas Drive, approximately 584 feet west of Pyramid Drive (APN: 139-30-501-001), Ward 5 (Weekly).

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with DAVENPORT voting No

To be heard by the City Council on 1/21/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 12 [ZON-3326] and Item 13 [SDR-3327].

DAVID CLAPSADDLE, Planning and Development Department, explained that the site is located east of the Municipal Golf Course. There is an existing C-1 Zone Parcel on the northeast corner of the intersection. The project will consist of two single-story buildings and is in the RPN buffer because of a very narrow piece of R-E. It is designated Service Commercial and meets the Residential Adjacency Standards and parking requirements. MR. CLAPSADDLE stated that a landscape plan was not submitted; therefore, a condition was implemented requiring the applicant to submit a landscape plan showing the correct number of trees in the parking lot and in the perimeter landscaped areas. A loading zone and a trash enclosure not depicted on the site plan must be shown. Staff recommended approval subject to conditions.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 12 – ZON-3326

MINUTES – Continued:

EDGAR MONTALVO, 2421 North Rainbow Boulevard, appeared on behalf of the applicant and concurred with staff recommendations and conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 12 [ZON-3326] and Item 13 [SDR-3327].

NOTE: All discussion for Item 12 [ZON-3326] and Item 13 [SDR-3327] was held under Item 12 [ZON-3326].

(6:54 – 6:58)

1-1553

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct all incomplete half-street improvements on Vegas Drive adjacent to this site concurrent with development of this site. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 12 – ZON-3326

CONDITIONS - Continued:

4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3327 - RASO CORPORATION - Request for a Site Development Plan Review FOR A 9,000 SQUARE FOOT OFFICE DEVELOPMENT on 0.94 acres on the south side of Vegas Drive, approximately 584 feet west of Pyramid Drive (APN: 139-30-501-001), R-1 (Single Family Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES– APPROVED subject to conditions – Motion carried with DAVENPORT voting No

To be heard by the City Council on 1/21/2004.

MINUTES:

NOTE: See Item 12 [ZON-3326] for related discussion.

(6:54 – 6:58)

1-1553

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-3326) to a C-1 (Limited Commercial) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 13 – SDR-3327

CONDITIONS – Continued:

3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within the planter provided along the front property line and 24-inch box trees within all provided parking lot planters.
5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the addition of one loading zone to the site plan.
6. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 13 – SDR-3327

CONDITIONS – Continued:

11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
15. Install a median island restricting the east driveway to right in right out only operation or provide a driveway turning analysis that demonstrates this driveway will operate safely.
16. Site development to comply with all applicable conditions of approval for ZON-3326 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-3328 - KIMBALL HILL HOMES ON BEHALF OF PARDEE HOMES - Request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL) GENERAL PLAN DESIGNATION] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 4.2 acres adjacent to the south side of Deer Springs Way, approximately 660 feet west of Tee Pee Lane (APN: 125-19-701-002 and 003), Ward 6 (Mack).

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Site Plan for Kimball Hill

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/21/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 14 [ZON-3328], Item 15 [VAR-3331] and Item 16 [SDR-3330].

KYLE WALTON, Planning and Development Department, relayed that the applicant intends to add five additional acres to an existing application approved for a single-family subdivision. The applicant proposes to add house lots that are substantially smaller than what is around this location. There are R-E lots surrounding three sides of the subject parcel. Staff determined that the applicant is exceeding the permitted density that is allowed under the R-PD. With regard to the open space, the requirement could be met if the applicant reduced the number of lots and made them compatible with the adjacent developments in the area. Staff recommended denial.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 14 – ZON-3328]

MINUTES – Continued:

RUSSELL SKUSE, 401 North Buffalo Drive, appeared on behalf of the applicant. Using the overhead, he indicated the location of the proposed development. He indicated the 40-acre joint park and school facility that will extend from Grand Canyon to Fort Apache. MR. SKUSE stated that the five-acre additional property permits a maximum density of 3.49 units per acre. MR. SKUSE reiterated that staff has approved a 10-acre site plan where a maximum of 54 lots is allowed. Currently there are 49 lots. For the additional five acres, a maximum of 17 lots is allowed. He felt the development is a good one and that the request is reasonable.

TODD FARLOW, 240 North 19th Street, inquired as to whether there will be a shared use with the adjacent school and whether the applicant will donate funds if a shared-use agreement exists. MR. SKUSE explained that if the variance is approved because of the lack of open space, the applicant would contribute to the park fund. MR. CLAPSADDLE clarified that the condition was added for one reason. If the variance is granted, the City would get something in return. However, that is not a reason for granting a variance.

COMMISSIONER McSWAIN inquired whether the new project has commenced. CHAIRMAN TRUESDELL asked about the size of the lots for the additional five acres. MR. SKUSE stated the lot sizes would be the same the already approved project. With the addition of the five acres, the applicant redesigned the site plan. COMMISSIONER McSWAIN questioned whether the project would meet the open space requirement. MR. SKUSE replied that the project would be 11,000 square feet short in open space. COMMISSIONER McSWAIN suggested a reduction in lots in order to meet the open space requirement in order to receive her support. MR. SKUSE remarked that he had mentioned the "in lieu of contribution" because he is aware that the School District has the lease on this parcel of land.

COMMISSIONER NIGRO stated he would support the rezoning application as it is acceptable for the property. However, he disagreed with the open space variance and felt that contributions are just a way of complying with the ordinance and should only be made in the event that an applicant is doing something with open space or providing something usable for the community. He stated he would support the application if the lots as proposed by COMMISSIONER McSWAIN were converted to open space. CHAIRMAN TRUESDELL, COMMISSIONER EVANS and COMMISSIONER DAVENPORT concurred. Seeing as there appeared to be a question as to how the open space deficiency was calculated, MR. SKUSE committed to recalculating the area and providing the numbers to staff.

Prior to the motion, DAVID GUERRA, Public Works department recommended a modification to Condition 18 and asked if the applicant would be willing to hold the tentative map if staff determined that there are issues that need to be addressed. MR. SKUSE agreed.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 14 – ZON-3328]

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 14 [ZON-3328], Item 15 [VAR-3331] and Item 16 [SDR-3330].

NOTE: All discussion for Item 14 [ZON-3328], Item 15 [VAR-3331] and Item 16 [SDR-3330] was held under Item 14 [ZON-3328].

(6:58 – 7:18)

1-1707

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct half-street improvements including appropriate overpaving if legally able on Deer Springs Way and Bath Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Bath Drive to the west edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 14 – ZON-3328]

CONDITIONS – Continued:

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-3331 - KIMBALL HILL HOMES ON BEHALF OF PARDEE HOMES - Request for a Variance TO ALLOW 34,637 SQUARE FEET OF OPEN SPACE WHERE 46,488 SQUARE FEET IS REQUIRED FOR A PROPOSED 65-LOT SINGLE FAMILY DEVELOPMENT on 15.4 acres adjacent to the southwest corner of Tee Pee Lane and Deer Springs Way (APN: 125-19-701-002, 003, 005, and 012), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) and U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack).

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Site Plan for Kimball Hill (attached to Item 14 [ZON-3328]).

MOTION:

DAVENPORT – APPROVED subject to conditions and amending Condition 2 as follows:

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3330). *The approved site plan shall show no more than 63 lots.*

– UNANIMOUS

To be heard by the City Council on 1/21/2004.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 15 – VAR-3331

MINUTES – Continued:

NOTE: See Item 14 [ZON-3328] for related discussion.
(6:58 – 7:18)

1-1707

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3330).
3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of \$47,404.00 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3330 - KIMBALL HILL HOMES ON BEHALF OF PARDEE HOMES - Request for a Site Development Plan Review FOR A PROPOSED 65-LOT SINGLE FAMILY DEVELOPMENT on 15.4 acres adjacent to the southwest corner of Tee Pee Lane and Deer Springs Way (APN: 125-19-701-002, 003, 005, and 012), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) and U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack).

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Site Plan for Kimball Hill (attached to Item 14 [ZON-3328]).

MOTION:

DAVENPORT – APPROVED subject to conditions and amending Condition 1 as follows:

1. Approved of the Rezoning application (ZON-3328) to R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning district on this site *shall pertain to a plan with no more than 63 lots.*

And amending Condition 18 as follows:

18. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the *approval* of a Tentative Map or construction drawings, whichever may occur first.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 16 – SDR-3330

MOTION – Continued:
– UNANIMOUS

To be heard by the City Council on 1/21/2004.

MINUTES:

NOTE: See Item 14 [ZON-3328] for related discussion.

(6:58 – 7:18)

1-1707

CONDITIONS:

Planning and Development

1. Approval of the Rezoning application (ZON-3328) to R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning district on this site.
2. The setbacks for this development shall be a minimum of 18 feet to the garage, 10 feet to the front of the house, 5 feet on each side and 15 feet in the rear. The front setbacks are to be measured from the back of the sidewalk where a sidewalk is provided otherwise it will be measured from the back of curb.
3. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
4. The maximum building height allowed shall not exceed 2 stories or 35 feet.
5. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be a maximum of six feet in height and shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. Air conditioning units shall not be mounted on rooftops.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 16 – SDR-3330

CONDITIONS - Continued:

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

Public Works

11. All rights-of-way in conflict with this site, such as those shown on VAC-2229, shall be vacated prior to the recordation of a Final Map abutting or overlying such right-of-way.
12. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Tee Pee Lane to the south edge of this site and extend public sewer in Bath Drive to the west edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
13. Landscape and maintain all unimproved rights-of-way on Tee Pee Lane adjacent to this site.
14. Submit an Encroachment Agreement for all landscaping and private improvements located in the Tee Pee Lane public right-of-way adjacent to this site prior to occupancy of this site.
15. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the east and west boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
16. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Site development to comply with all applicable conditions of approval for ZON-1834, ZON-3328, and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 16 – SDR-3330

CONDITIONS - Continued:

18. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-3335 - LONGFORD AT LAKE MEAD, LIMITED LIABILITY COMPANY ON BEHALF OF MURTAGH FAMILY LIVING TRUST - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 7.0 acres adjacent to the southwest and southeast corners of Lake Mead Boulevard and Pink Rose Street (APN: 139-21-301-011 and 012), Ward 5 (Weekly).

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/21/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 17 [ZON-3335], Item 18 [SDR-3340], Item 19 [SUP-3337], Item 20 [SUP-3338], and Item 21 [SUP-3339].

KYLE WALTON, Planning and Development Department, stated that the application fulfills Objective 2 of the Land Use Goal Objectives and Recommendations Chapter of the West Las Vegas Plan in that the proposed development will bring needed businesses into the West Las Vegas area that will provide necessary goods and services to the citizens. It conforms to the General Plan, specifically, policy B2, which encourages in-fill development to make use of existing utilities, facilities and services.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 17 – ZON-3335

MINUTES – Continued:

The application also supports policy C2, which calls for a balance of the location of commercial services needed for the citizens of the area. MR. WALTON noted that the site plan indicates light industrial area to the east and a school to the south. Everything noted on the site plan conforms to the development and adjacency standards. Staff recommended approval subject to conditions.

GARY CONGDON, 6280 South Valley View Boulevard, appeared on behalf of the application and concurred with staff recommendations and conditions. In an early reference by MR. WALTON regarding the air conditioning units not screened by parapets, MR. CONGDON acknowledged that the applicant will comply with Condition 6.

TODD FARLOW, 240 North 19th Street, asked for the location of the project. CHAIRMAN TRUESDELL replied it is located west of the Enterprise Business Park. MR. FARLOW commented that a waiver of the landscaping requirement along the arterial street should not be approved because bicyclists use that route.

COMMISSIONER McSWAIN commented that this is a nice looking project but questioned the orientation of the open bays. MR. WALTON stated that the building would be similar in appearance to the retail buildings on the site and as far as visibility much of the building will be out of view because of the landscaping. MR. CONGDON recalled that he was involved in another project that utilized high quality material and a vast amount of landscaping along the street and buildings. He further stated that the applicant wants to ensure that this is a quality project. There was further discussion as to whether work on customer vehicles would be done within an enclosed area. MR. CONGDON offered that one of the conditions requires work to be contained within the service bays.

CHAIRMAN TRUESDELL questioned whether there was a condition addressing a Master Sign Plan. MR. CLAPSADDLE replied that it is not unusual to have that condition and if circumstances dictate, it can be brought back before the Planning Commission. With regard to the drive-thru restaurants, CHAIRMAN TRUESDELL asked if a special use permit is required. MR. WALTON answered that this would be a Town Center issue. CHAIRMAN TRUESDELL referring to the extensive amount of bays and the size of the building added that sensitivity to the neighborhood and the adjacent school is so important and he would not want to see that compromised by the success of the business. CHAIRMAN TRUESDELL remarked that the project is an excellent one and well needed in that area.

PLAN+NING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 17 – ZON-3335

MINUTES – Continued:

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 17 [ZON-3335], Item 18 [SDR-3340], Item 19 [SUP-3337], Item 20 [SUP-3338], and Item 21 [SUP-3339].

NOTE: All discussion for Item 17 [ZON-3335], Item 18 [SDR-3340], Item 19 [SUP-3337], Item 20 [SUP-3338], and Item 21 [SUP-3339] was held under Item 17 [ZON-3335]. The motions for Item 19 [SUP-3337], Item 20 [SUP-3338], and Item 21 [SUP-3339] preceded the motion for Item 18 [SDR-3340].

(7:18 – 7:34)

1-2594

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application (SDR-3330) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All new driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 17 – ZON-3335

CONDITIONS – Continued:

4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3340 - LONGFORD AT LAKE MEAD, LIMITED LIABILITY COMPANY ON BEHALF OF MURTAGH FAMILY LIVING TRUST - Request for a Site Development Plan Review FOR A 60,199 SQUARE FOOT COMMERCIAL CENTER AND A WAIVER FROM THE LANDSCAPING ALONG ARTERIAL STREET REQUIREMENT on 7.0 acres adjacent to the southwest and southeast corners of Lake Mead Boulevard and Pink Rose Street (APN: 139-21-301-011 and 012), R-E (Residential Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES– APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/21/2004.

MINUTES:

NOTE: See Item 17 [ZON-3335] for related discussion.

(7:18 – 7:34)

1-2594

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 18 – SDR-3340

CONDITIONS:

Planning and Development

1. Approval of the Rezoning application (ZON-3335) to C-1 (Limited Commercial) zoning district on this site.
2. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
3. The maximum building height allowed shall not exceed 2 stories or 35 feet.
4. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be a maximum of six feet in height and shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
6. Air conditioning units shall not be mounted on rooftops.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
8. All City Code requirements and design standards of all City departments must be satisfied.
9. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

Public Works

10. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
11. Site development to comply with all applicable conditions of approval for ZON-3335 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-3337 - LONGFORD AT LAKE MEAD, LIMITED LIABILITY COMPANY ON BEHALF OF MURTAGH FAMILY LIVING TRUST - Request for a Special Use Permit FOR A 16,170 SQUARE FOOT AUTO REPAIR GARAGE (MINOR) adjacent to the southeast corner of Lake Mead Boulevard and Pink Rose Street (APN: 139-21-301-011), R-E (Residential Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).

IF APPROVED: C.C.: 01/21/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES- APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/21/2004.

MINUTES:

NOTE: See Item 17 [ZON-3335] for related discussion.

(7:18 – 7:34)

1-2594

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 19 – SUP-3337

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. All repair and service work shall be performed within a completely enclosed building.
3. Openings to the service bays shall be designed to minimize the visual intrusion into adjoining properties.
4. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
5. No outside storage of stock, equipment or residual used equipment shall be located in any open area outside of an enclosed building.
6. Il disabled vehicles shall be stored in an area, which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.
7. Conformance to the applicable Conditions of Approval for Site Development Plan Review SDR-3340.
8. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-3338 - LONGFORD AT LAKE MEAD, LIMITED LIABILITY COMPANY ON BEHALF OF MURTAGH FAMILY LIVING TRUST - Request for a Special Use Permit FOR A 12,375 SQUARE FOOT AUTO REPAIR GARAGE (MINOR) adjacent to the southeast corner of Lake Mead Boulevard and Pink Rose Street (APN: 139-21-301-011), R-E (Residential Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).

IF APPROVED: C.C.: 01/21/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES– APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/21/2004.

MINUTES:

NOTE: See Item 17 [ZON-3335] for related discussion.

(7:18 – 7:34)

1-2594

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 20 – SUP-3338

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. All repair and service work shall be performed within a completely enclosed building.
3. Openings to the service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
4. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
5. No outside storage of stock, equipment or residual used equipment shall be located in any open area outside of an enclosed building.
6. All disabled vehicles shall be stored in an area, which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.
7. Conformance to the applicable Conditions of Approval for Site Development Plan Review SDR-3340.
8. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3339 - LONGFORD AT LAKE MEAD, LIMITED LIABILITY COMPANY ON BEHALF OF MURTAGH FAMILY LIVING TRUST - Request for a Special Use Permit FOR A 2,800 SQUARE FOOT AUTO REPAIR GARAGE (MINOR) adjacent to the southeast corner of Lake Mead Boulevard and Pink Rose Street (APN: 139-21-301-011), R-E (Residential Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).

IF APPROVED: C.C.: 01/21/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES- APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/21/2004.

MINUTES:

NOTE: See Item 17 [ZON-3335] for related discussion.

(7:18 – 7:34)

1-2594

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 21 – SUP-3339

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. All repair and service work shall be performed within a completely enclosed building.
3. Openings to the service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
4. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
5. No outside storage of stock, equipment or residual used equipment shall be located in any open area outside of an enclosed building.
6. All disabled vehicles shall be stored in an area, which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.
7. Conformance to the applicable Conditions of Approval for Site Development Plan Review SDR-3340.
8. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ZON-3345 - J.L. & VIRGINIA PENNINGTON - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 5.57 acres adjacent to the northwest corner of El Campo Grande Avenue and Rebecca Road (APN: 125-26-304-008 and 125-26-401-003), Ward 6 (Mack).

C.C.: 01/21/04**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

1**RECOMMENDATION:**

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Architectural Rendering of Lexington Estates

MOTION:**McSWAIN – APPROVED subject to conditions – UNANIMOUS****To be heard by the City Council on 1/21/2004.****MINUTES:**

VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 22 [ZON-3345] and Item 23 [SDR-3348].

DAVID CLAPSADDLE, Planning and Development Department, stated that this project is in compliance with the General Plan designation and conforms with the density requirements. There are no open space requirements. Relative to the lot sizes, comparing adjacent subdivision, the subject development is compatible. Staff recommended approval subject to all conditions.

JEFF THOMPSON, 7881 West Charleston Boulevard, appeared on behalf of the applicant and concurred with staff recommendations. With regard to Condition 4 of the zoning application, he requested the project be allowed to maintain the rural section versus a half street.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 22 – ZON-3345

MINUTES – Continued:

SHERI HUGHES, 5853 Rebecca Road, stated she supports the project but asked for clarification on the following items: the maximum number of units per acre, whether an emergency exit exists on Rebecca Road, if any changes occur to the site plan, that a public hearing be held and lastly, she supported the waiver of the installation of the street lights.

DAVID GUERRA, Public Works department, explained that consistent with the improved plan on Rebecca, the streetlights were waived. Condition 4 of the zoning application requires that the exterior street lighting be stubbed out for later use and the installation will be deferred. He further indicated that with regard to El Campo Grande, there are full urban improvements existing immediately west of Jones Boulevard. MR. GUERRA requested that condition as stated stand and should any rural improvements be allowed the issue be addressed at a later date prior to approval at City Council. In response to VICE CHAIRMAN NIGRO'S query, MR. GUERRA stated that staff is awaiting confirmation as to whether or not that should be allowed.

MR. CLAPSADDLE verified that the project conforms to the plan that allows two units to the acre with the applicant having 1.9 units per acre. He stated that crash gates are normally required by the Fire Department; however, because of the size of this development it would not be required. In response to the previous speaker, MR. CLAPSADDLE stated that in this zoning category, the site plan is tied to the rezoning. If any substantial changes occur, the Commission would see it again.

COMMISSIONER EVANS suggested the applicant meet with MS. HUGHES. MR. THOMPSON confirmed he had spoken to MS. HUGHES prior to the meeting.

No one appeared in opposition

There was no further discussion.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 22 [ZON-3345] and Item 23 [SDR-3348].

NOTE: All discussion for Item 22 [ZON-3345] and Item 23 [SDR-3348] was held under Item 22 [ZON-3345].

(7:34 – 7:44)

1-3462/2-1

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 22 – ZON-3345

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application (SDR-3345) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate those portions of rights-of-way necessary to provide a 60-foot wide total right of way on El Campo Grande Avenue and Rebecca Road adjacent to this site. Additionally, dedicate a 15 foot radius on the northwest corner of El Campo Grande Avenue and Rebecca Road.
4. Construct half-street improvements including appropriate overpaving on El Campo Grande Avenue and Rebecca Road adjacent to this site concurrent with development. On Rebecca Road The exterior streetlighting will be stubbed out for later use, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation; alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.
5. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in El Campo Grande Avenue to the west edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 22 – ZON-3345

CONDITIONS – Continued:

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3348 - J.L. & VIRGINIA PENNINGTON - Request for a Site Development Plan Review FOR A PROPOSED 11-LOT SINGLE FAMILY DEVELOPMENT on 5.57 acres adjacent to the northwest corner of El Campo Grande Avenue and Rebecca Road (APN: 125-26-304-008 and 125-26-401-003), R-E (Residence Estates) Zone [PROPOSED: RPD-2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Architectural Rendering of Lexington Estates (attached to Item 22 [ZON-3345])

MOTION:

McSWAIN– APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/21/2004.

MINUTES:

NOTE: See Item 22 [ZON-3345] for related discussion.

(7:34 – 7:44)

1-3462/2-1

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 23 – SDR-3348

CONDITIONS:

Planning and Development

1. A Rezoning application (ZON-3345) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity four the site.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The setbacks for this development shall be 25 feet in the front, 20 feet in the rear and 10 feet on the side. Building height shall not exceed two stories or 35 feet, whichever is less.
4. Air conditioning units shall not be mounted on rooftops
5. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
6. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without the appropriate step backs.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

9. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past all boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
10. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. Gated access entries, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 23 – SDR-3348

CONDITIONS – Continued:

11. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
12. Site development to comply with all applicable conditions of approval for ZON-3345 and all other subsequent site-related actions.
13. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
14. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-3248 - DONALD A. ZEITER - Request for a Variance TO ALLOW AN EIGHT FOOT TALL WALL WHERE FOUR FEET WITH THE TOP TWO FEET 50% OPEN IS THE MAXIMUM HEIGHT PERMITTED ALONG THE FRONT PROPERTY LINE OF A SINGLE FAMILY RESIDENCE at 8280 Via Olivero Avenue (APN: 163-04-404-004), R-E (Residence Estate) Zone, Ward 1 (Moncrief).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Letters of Support from Linda and Robert Moyer and Joe Stockett

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that each variance request is reviewed on a case-by-case basis and noted that there have been similar variances granted for residences located within the same area. The subject variance request however, does not meet the standards of the code for granting of a variance; therefore, staff recommended denial.

DONALD ZEITER, the applicant, 9121 Eagle Hills, represented his application. He stated that he spoke with adjacent neighbors and obtained two letters of support which he submitted for the record. He explained that his residence is the only property that fronts Via Olivero Avenue.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 24 – VAR-3248

MINUTES – Continued:

MR. ZEITER explained that there is currently an 8-foot block wall on both sides of his property. He substantiated the 8-foot fence would add additional security noting that since commencing construction, he has filed two burglary reports despite the existing 6-foot fence topped with barbed wire. He concurred with staff recommendations.

TODD FARLOW, 240 North 19th Street, inquired whether the proposed fence would also be topped with barbed wire. MR. ZEITER replied negatively.

MARGO WHEELER, Planning and Development Department, responding to COMMISSIONER DAVENPORT'S question, explained that prior variance approvals were for residences located within the same notification area.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:44 – 7:49)

2-227

CONDITIONS:

Planning and Development

1. All City Code requirements and design standards of all City departments must be satisfied.
2. The applicant shall obtain the necessary building permits for construction of the wall/fence as required by the Planning and Development Department.
3. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

Public Works

4. All perimeter walls installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all access drives and abutting street intersections.

AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-3315 - BUMPER MEDIC ON BEHALF OF SUN WEST - Request for a Special Use Permit FOR A PROPOSED AUTO PAINT AND BODY REPAIR SHOP at 7870 West Ann Road (APN: 125-28-818-004), C-2 (General Commercial) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 01/21/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions and adding the following condition:

- *The approval shall be subject to a one-year review as a public hearing by the Planning Commission after the issuance of a Certificate of Occupancy.*

– **UNANIMOUS** with **NIGRO** abstaining as Mr. Weinberger's father and his father are close personal friends and share numerous investments together.

To be heard by the City Council on 1/21/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the site is designated Low Density Residential on the General Plan and has been zoned C-2 (General Commercial) since 1976. He added that there is a tenant improvement previously approved for the other section of the building that is an auto-related use. Staff recommended approval subject to conditions.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 25 – SUP-3315

MINUTES – Continued:

MATTHEW WEINBERGER, the applicant, 4881 West Hacienda Avenue, concurred with staff conditions.

STEVE PARRISH, 5728 Siron Court, stated he is aware of the location of the proposed auto paint and body repair shop but because of the size of the lot being so small he was concerned about whether there would be adequate storage for the vehicles awaiting repair.

MR. WEINBERGER stated that they do only cosmetic repairs and as part of their service agreements with customers provide same day service. He remarked that on rare occasions would a vehicle be left overnight and if so, is stored within the building. He also confirmed that during jobs that require painting, the bay doors are kept closed. JULIE BARBAGALLO, representing Sun West, clarified that only the Pad A on the northern portion of the building will be utilized for this use.

CHAIRMAN TRUESDELL remarked that the bays will be located adjacent to residential and he asked whether the applicant plans to provide some form of screening. MS. BARBAGALLO affirmed that the western side of the property would be heavily landscaped.

COMMISSIONER McSWAIN stated she had concerns regarding the use in this area and recommended a one-year review, to which the applicant agreed.

Referencing previous comments regarding vehicle and equipment storage, location of vehicle repairs and screening, MR. CLAPSADDLE stated that the conditions specifically address those topics.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:49 – 7:58)

2-385

CONDITIONS:

Planning and Development

1. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 25 – SUP-3315

CONDITIONS – Continued:

2. All disabled or wrecked vehicles shall be stored in an area that is screened from view from the surrounding properties or adjoining streets.
3. Openings in service bays shall not face public right-of-way and shall be designated to minimize visual intrusion into adjoining parcels.
4. All repair work shall be performed within an enclosed building.
5. Conformance to the definition under Title 19.20 for Auto Paint and Body Shop use.
6. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [Z-0058-76 (4)].
7. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-3332 - MOM'S CASH BOX ON BEHALF OF FARM ROAD RETAIL, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED at 8400 Farm Road, Suite #120 (APN: 125-17-610-007), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 01/21/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/21/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated the proposal meets the standards of the code for granting such a use permit. No other similar institutions are located in the vicinity. Staff recommended approval subject to conditions.

ATTORNEY RUSSELL ROWE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with staff recommendations.

TODD FARLOW, 240 North 19th Street, asked whether staff felt there were any saturation issues regarding this application. MR. CLAPSADDLE replied negatively as this is the first and only use going into this area.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 26 – SUP-3332

MINUTES – Continued:

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(7:58 – 7:59)
2-615

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The use shall comply with all applicable requirements of LVMC Title 6.
3. Any proposed changes to the building design and color scheme shall be subject to review by the Planning and Development Department to ensure that it will be harmonious and compatible with the surrounding area.
4. No temporary signs (as described in LVMC Title 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a “grand opening” or that a business is “coming soon” may be approved administratively for a period not to exceed thirty days.
5. Window signs shall not cover more than twenty percent (20%) of the area of all exterior windows.
6. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-3333 - MOM'S CASH BOX ON BEHALF OF NORTHSORE PLAZA, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED at 8410 West Cheyenne Avenue, Suite #100 (APN: 138-09-420-007), U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown).

IF APPROVED: C.C.: 01/21/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/21/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the use meets the standards of the code. There are no issues regarding saturation and staff's recommendation is for approval subject to conditions.

ATTORNEY RUSSELL ROWE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant, and concurred with staff's recommendations.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 27 – SUP-3333

MINUTES – Continued:

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(7:58 – 8:00)
2-668

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The use shall comply with all applicable requirements of LVMC Title 6.
3. Any proposed changes to the building design and color scheme shall be subject to review by the Planning and Development Department to ensure that it will be harmonious and compatible with the surrounding area.
4. No temporary signs (as described in LVMC Title 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a “grand opening” or that a business is “coming soon” may be approved administratively for a period not to exceed thirty days.
5. Window signs shall not cover more than twenty percent (20%) of the area of all exterior windows.
6. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-3343 - LAS VEGAS BILLBOARDS ON BEHALF OF SAHARA RAINBOW, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14 FOOT BY 48 FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the northeast corner of Sahara Avenue and Rainbow Boulevard (APN: 163-02-415-015), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 01/21/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that the billboard location would only add additional blight to the area and staff does not feel it is compatible. MR. WALTON stated that the proposed billboard would be located within 300 feet of a residential district; therefore, staff's recommendation is for denial.

VICKIE TROY, 538 Goldhill Road, appeared on behalf of the applicant. She indicated that her statistics indicate the billboard is located within 422 feet of any residential. MS. TROY affirmed that if the special use permit were approved, she would ensure the required residential setbacks are adhered to. She also will meet the Commission's requirement to provide landscaping and will make sure it is properly maintained.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 28 – SUP-3343

MINUTES – Continued:

MS. TROY pointed out three signs that border the subject location and did not feel the proposed billboard would cause a profusion of signs in the area.

TODD FARLOW, 240 North 19th Street, stated that eventually this area will be saturated with billboards and the time to put a halt to this proliferation is now. He referred to billboards he has seen in California that are not only informative but very attractive and chastised the local billboard companies for not making the effort to produce the same type of product.

Because of the difference between the staff's determination and the applicant's determination related to the distance separation, MARGO WHEELER, Deputy Director, Planning and Development Department, asked the applicant to indicate the direction and the closest residentially zoned property.

COMMISSIONER McSWAIN thanked the applicant for making the effort to conform to the Commission's requests, but remarked that she agreed with staff's perception that the area is being inundated by too much signage. She stated she could not support the application.

COMMISSIONER DAVENPORT stated he too would not support the applicant's request. He noted that all billboard requests are for locations in the City and there appears to be none on the County portion.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(8:00 – 8:13)

2-717

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

RQR-3232 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF POKROY N & E 1993 LIVING TRUST, ET AL - Required Two Year Review of an approved Special Use Permit (U-0132-01) WHICH ALLOWED AN OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2395 North Rancho Drive (APN: 139-19-102-001), C-2 (General Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 01/21/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with DAVENPORT abstaining as he has a contractual obligation with Lamar Outdoor Advertising

To be heard by the City Council on 1/21/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, stated that this is an existing billboard. Staff conducted a site visit and noted that the site is well maintained. Staff recommended approval subject to conditions.

SCOTT NAFTZGER, 1863 Helm Drive, appeared on behalf of the applicant and concurred with staff's recommendations.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 29 – RQR-3232

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, expressed his appreciation to the applicant for maintaining the site and billboard.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:13 – 8:15)

2-1186

CONDITIONS:

Planning and Development

1. The Special Use Permit shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise advertising sign.
5. All City Code requirements and design standards of all City Departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

RQR-3233 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF SG PROPERTIES, LIMITED LIABILITY COMPANY - Required Two Year Review of an approved Special Use Permit [U-0002-98(2)] WHICH ALLOWED AN OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 845 West Bonanza Road (APN: 139-28-801-008), M (Industrial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 01/21/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - DENIED – UNANIMOUS with DAVENPORT abstaining as he has a contractual obligation with Lamar Outdoor Advertising.

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that the subject billboard is not conducive with the revitalization of the area. Additionally, the sign does not promote the needed commercial activity in the area nor does it meet the redevelopment street objectives. Staff recommended denial of this application.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 30 – RQR-3233

MINUTES – Continued:

SCOTT NAFTZGER, 1863 Helm Drive, appeared on behalf of the applicant. He disagreed that the billboard sign is inappropriate for the area stating that it is located within an industrial area and the area itself has undergone no significant changes.

TODD FARLOW, 240 North 19th Street, felt the applicant could do a better job at maintaining the site and the sign.

CHAIRMAN TRUESDELL asked the applicant to clarify the exact location of the billboard.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:15 – 8:19)

2-1257

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3271 - SPINNAKER HOMES VII - Request for a Site Development Plan Review FOR A 46,760 SQUARE-FOOT OFFICE AND RETAIL COMPLEX AND A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW A MINIMUM BUILD-TO SETBACK LINE OF 47 PERCENT WHERE 70 PERCENT IS THE MINIMUM REQUIRED on 5.2 acres adjacent to the east side of Grand Montecito Parkway and the south side of Bath Drive (APN: 125-20-704-001, 002, and a portion of 005), TC (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack).

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as his firm represents property north of Deer Springs in the notice area.

To be heard by the City Council on 1/21/2004.

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that the development meets and exceeds the standards of the Montecito Development Agreement and the Town Center Development Standards. The project is pleasing and attractive and is compatible with the Development Plan and the surrounding community.

ATTORNEY TOM AMICK, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with staff recommendations.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 31 – SDR-3271

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, stated that he understood the Town Center Standards would include projects that would incorporate retail on the ground level with residential above. He questioned why these types of developments are not being requested. MARGO WHEELER, Deputy Director, Planning and Development Department, responded that there has been only one such project of that type and since that time staff has not see anything further come forward from the private sector.

VICE CHAIRMAN NIGRO commented that although Town Center Standards encourage multi-level residential and commercial projects and specifically because Town Center is still in the developmental stage, he felt that in an effort to meet those expectations the focus would most likely require more density, at least from a residential and commercial standpoint.

ATTORNEY AMICK added that Timberlake directly abuts the proposed single-story office project.

No one appeared in opposition

There was no further discussion.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(8:19 – 8:24)

2-1396

CONDITIONS:

Planning and Development

1. A landscape plan that conforms to Title 19.12 shall be submitted to the Planning and Development Department prior to issue of building permits.
2. All perimeter walls shall conform to the standards of the Town Center Development Standards Manual.
3. All development shall be in conformance with the Site Development plan and building elevations.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 31 – SDR-3271

CONDITIONS – Continued:

5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
6. All City Code requirements and design standards of all City departments must be satisfied.
7. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
8. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Public Works

9. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
10. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
11. Coordinate with the Collection Systems Planning Section of the Department of Public Works to connect to public sewer in Doe Brook Trail AKA the “old Durango Drive alignment” at a depth and location acceptable to the City Engineer; connection to public sewer within Grand Montecito Parkway will not be accepted. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 31 – SDR-3271

CONDITIONS – Continued:

12. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
13. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.
14. Site development to comply with all applicable conditions of approval for the Montecito Town Center South (Commercial Subdivision) and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3287 - PAUL BROSSEAU ON BEHALF OF PENSKE TRUCK LEASING COMPANY - Request for a Site Development Plan Review FOR A PROPOSED TRUCK WASH CANOPY ADDITION AND A REQUEST FOR A WAIVER FOR A ZERO SIDE SETBACK WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED at 1132 West Bonanza Road (APN: 139-28-703-004), C-2 (General Commercial) Zone, Ward 5 (Weekly).

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES– APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/21/2004.

NOTE: CHAIRMAN TRUESDELL disclosed that several years ago his firm represented the individuals who eventually sold the subject property to Penske Trucking. Since that time there has been no contact so he would vote on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, indicated on the overhead the location of a wash area situated directly against the back wall of the north end of the existing building. He explained that the applicant proposes to construct a canopy over the top of the wash area to shade the employees from the sun as they go about their business.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 32 – SDR-3287

MINUTES – Continued:

PAUL BROSSEAU, 1132 West Bonanza Road, appeared on behalf of the applicant and concurred with staff's recommendations and conditions.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:24 – 8:26)

2-1589

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
4. All mechanical equipment and air conditioners shall be fully screened in views from the abutting streets.
5. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 32 – SDR-3287

CONDITIONS – Continued:

7. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
8. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-3288 - PAUL AND SANDY BROSSEAU - Request for a Variance TO ALLOW A 5 FOOT SIDE SETBACK WHERE 10 FEET IS REQUIRED FOR AN ADDITION TO AN EXISTING SINGLE FAMILY DWELLING at 304 Canyon Drive (APN: 139-32-211-031), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – ABEYANCE to 2/12/2004 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that staff determined there are no hardships, extraordinary restrictions or unique situations to warrant the variance. Staff recommended denial of the variance request.

PAUL BROSSEAU, the applicant, 304 Canyon Drive, explained that he proposes to upgrade and modernize his home. He went on to describe the renovations he plans to undertake and showed photographs on the overhead indicating the areas he intends to restore.

JOHN BOYER, 300 Canyon Drive, stated he lives directly to the north of the applicant. He referenced his letter of protest enumerating the reasons for his opposition. MR. BOYER stated that the addition of the second story would invade his privacy as it would be overlooking his property.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 33 – VAR-3288

MINUTES – Continued:

MR. BOYER also objected to the proposed 8-foot wall and remarked that inasmuch as there are no two-story residences on Canyon Drive, he imagined that the neighbors, had they known of the applicant's intent to add a second story, would adamantly oppose the project. MR. BOYER added that he has been conducting an extensive research pertinent to deed restrictions for Rancho Nevada Estates. He asked the Commission to deny MR. BROSSEAU'S request.

COMMISSIONER McSWAIN stated she would not support the application based on opposition from the adjoining neighbor.

MR. BROSSEAU stated he clearly does not want to upset his neighbors and would be willing to make adjustments to his plans. At the suggestion of COMMISSIONER McSWAIN, MR. BROSSEAU stated that if his neighbor is willing to consider concessions, he would consider holding the variance request. DEPUTY CITY ATTORNEY BRYAN SCOTT asked whether tabling the item might not be advantageous as it would enable both parties to work out their differences. COMMISSIONER McSWAIN stated tabling would require re-notification.

As an added measure, COMMISSIONER NIGRO clarified that if the applicant is requesting a variance with two stories, the Commission would not support the request. He also realized that if no agreement were reached with the neighbor, the applicant could go forward with the standard building with a ten-foot setback, two story structure and the Commission would not see it anyway.

CHAIRMAN TRUESDELL concluded that holding the item in abeyance might provide ample time for the applicant to work with his neighbor. DEPUTY CITY ATTORNEY BRYAN SCOTT, for the record, stated that even if this application comes back, the Variance is not a guarantee.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:26 – 8:42)

2-1672

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3305 - LAS VEGAS VALLEY WATER DISTRICT - Request for a Site Development Plan Review FOR A PROPOSED 10-MILLION GALLON RESERVOIR BASIN, UTILITY BUILDING, AND A 100-FOOT HIGH ANTENNA at 901 South Rampart Boulevard (APN: 138-32-401-001), U (Undeveloped) Zone [PF (Public Facility) General Plan Designation] under Resolution of Intent to C-V (Civic), Ward 2 (L.B. McDonald).

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions and amending Condition 1 as follows:

- 1 This Site Development Plan Review *application shall approve only the reservoir and expires* two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

And deleting Condition 2

– UNANIMOUS

To be heard by the City Council on 1/21/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that the proposal is appropriate for the area. With regard to the antenna, MR. WALTON stated that the height is a concern to staff.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 34 – SDR-3305

MINUTES – Continued:

DAN WITZNER, 1001 South Valley View, appeared on behalf of the applicant and concurred with staff conditions with the exception of Condition 2 limiting the height of the antenna. He explained that the Las Vegas Valley Water District requires the antenna to be at the 100-foot height in order to create redundancy in the water system. The antenna will also be used for the surrounding sites in the area. Using the overhead, he indicated the relocation of the antenna to the northern portion of the site to alleviate site concerns from the residents. The Water District also plans to convert the antenna to the thinnest antenna it can possible use. MR. WITZNER added that the 100-foot antenna would eliminate the need for the two existing 50-foot antennas.

COMMISSIONER EVANS asked for clarification of redundancy. MR. WITZNER stated that the Water District's communication system controls the pump that controls the level of the reservoirs. If that communication is lost, a redundant system would kick in and control the system to operate the pumps.

MICHAEL CROWE, JMA Architecture, appeared on behalf of Peccole Nevada. He stated that Peccole Nevada supports the need for the water tank site. Throughout the surrounding area, Peccole Nevada has developed many projects and as outlined in their standards, exposed towers are not permitted. MR. CROWE explained that a neighborhood meeting was held and the water tank proposal was made and accepted by the association. The tower, however, was not mentioned. As a result, Peccole Nevada has offered to work with the Water District for a more appropriate site. They in turn, recommend approval of the water tank to enable the Water District to proceed but request the tower construction and the utility building be held until such time as both parties can meet and locate an alternate location and work together to build it.

COMMISSIONER McSWAIN stated her support with the exception of the 100-foot tower. CHAIRMAN TRUESDELL asked whether, as a backup, the size of the reservoir could be increased. He was agreeable to Peccole Nevada's proposal to work with the Water District to select an alternate site. He noted that he too could not support the 100-foot tower

MARGO WHEELER, Deputy Director, Planning and Development Department, clarified that Condition 1 could be modified to state that the Site Development Plan Review would approve the reservoir structure only and recommended Condition 2 be deleted in its entirety.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:42 – 8:55)

2-2384

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 34 – SDR-3305

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. The applicant shall revise the elevations of the proposed antenna to enhance the aesthetics, including reducing the height to match the existing antennas. The revised elevation shall be approved by the Planning and Development Department prior to the approval of any permits for the antenna tower.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
5. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3310 - CARPENTER SELLERS ASSOCIATES ON BEHALF OF STEPHEN M. WOLD - Request for a Site Development Plan Review FOR A PROPOSED 13,135 SQUARE FOOT RETAIL AND MEDICAL OFFICE DEVELOPMENT AND A WAIVER OF THE PERIMETER AND PARKING LOT LANDSCAPING REQUIREMENTS on 0.96 acres on the south side of Pinto Lane, approximately 310 feet east of Tonopah Drive (APN: 139-33-302-020 and 021), PD (Planned Development) Zone, Ward 5 (Weekly).

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/21/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated the type of use is permitted as designated in the MD-1 within the UMC Plan. He explained that the proposed building would include retail on the bottom floor and office located on the second floor. Parking is adequate. With regard to a waiver of the landscaping planters, the applicant proposes to align trees down the middle of the property and extra trees in the side planters. Staff's recommended approved subject to conditions.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 35 – SDR-3310

MINUTES – Continued:

ROBERT PIERSON, 420 Eureka Way, appeared on behalf of the applicant and concurred with staff's recommendations.

TODD FARLOW, 240 North 19th Street, approved of the mixed-use project.

CHAIRMAN TRUESDELL agreed that the use is appropriate for the area and asked the applicant to identify what type of use is proposed for the ground floor. MR. PIERSON replied that the upper level will be a medical office for prenatal care and the bottom floor has been designed to accommodate support ancillary services such as a coffee shop or a drycleaners.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:55 – 8:58)

2-3019

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Pinto Lane shall be developed in accordance with the Type B Streetscape as depicted in Figure Three of the Las Vegas Medical District Plan.
4. The handicap accessible route shall not be located within any perimeter planter.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 35 – SDR-3310

CONDITIONS – Continued:

6. The landscape plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to correspond to the revisions made on the site plan to the design of the parking area.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Construct all incomplete half-street improvements on Pinto Lane adjacent to this site concurrent with development of this site. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
15. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to issuance of any permits for this site.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 35 – SDR-3310

CONDITIONS – Continued:

16. Grant pedestrian walkway easements for all public sidewalks not located within the Pinto Lane public right-of-way.
17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
19. Site development to comply with all applicable conditions of approval for Z-0020-97 and all other subsequent site-related actions.
20. Provide a copy of a recorded Joint Access and Parking Agreement between the adjoining parcels comprising this site prior to the issuance of any permits.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

SDR-3314 - SHELDON COLEN ON BEHALF OF HIGHLAND STREET GROUP, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR THE REMODEL OF A SEXUALLY ORIENTED BUSINESS AND A REDUCTION IN THE AMOUNT OF PERIMETER LANDSCAPING on 0.62 acres at 2580 South Highland Drive (APN: 162-09-110-021 and 035), M (Industrial) Zone, Ward 1 (Moncrief).

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions and amending Conditions 1 and 7 as follows:

1. *Prior to occupancy, the building shall be a fully conforming structure.*
7. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A *unless otherwise allowed by the City Traffic Engineer.*

– UNANIMOUS

This is Final Action.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 36 – SDR-3314

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that several months previous an application for a Tavern Special Use Permit was submitted and later withdrawn. At that time, it was determined that the site was comprised of two lots and the existing use would be allowed to expand as long as it met the standards of the code and the use continued on the site. Additionally, the existing building could not be torn down and replaced with a new structure. MR. CLAPSADDLE stated that the current application meets the criteria and the applicant has submitted a detailed letter describing the proposed project.

During the initial review of this application had a number of concerns, one of which pertained to the exterior wall. Upon speaking with the applicant and discussing the matter with the City Attorney, staff concluded that the use would be continued in the existing building as the expansion takes place. MR. CLAPSADDLE stated that prior to moving into the expanded portion of the building, the applicant has committed that it will be a conforming structure. With reference to the landscaping waivers, there is only a two-foot wide planter currently on the site and the applicant intends to increase the landscaping to ten feet where the Code requires 15 feet on the south side of the property. On the north side of the property, staff believed the waiver is reasonable.

MR. CLAPSADDLE recommended a modification to Condition 1 ensuring that the expanded building be a conforming structure and meets the setback standards of the code prior to occupancy. DEPUTY CITY ATTORNEY BRYAN SCOTT asked if there is a condition that specifies that the new structure be confined to that one particular lot where the building currently sits. MR. CLAPSADDLE replied that it is not addressed by a condition, but that goes without saying, based on the initial determination.

JAMES MARTIN, 4739 Hackamore Drive, appeared on behalf of the application and agreed with staff recommendations and conditions.

COMMISSIONER McSWAIN appreciated the initiative to improve the current building.

MARGO WHEELER, Deputy Director, Planning and Development Department, referring to the modification of Condition 1 recommended that at the end of the existing sentence add the following: Prior to occupancy building shall be a fully conforming structure. That would take care of the setbacks and the property line issue.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 36 – SDR-3314

MINUTES – Continued:

CHAIRMAN TRUESDELL asked Public Works to clarify Condition 7 and whether the condition as stated could actually be met. To ensure there are no questions regarding compliance, DAVID GUERRA, Public Works suggested adding the additional phrase at the end of the condition: unless otherwise allowed by the City Traffic Engineer.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:58 – 9:08)

2-3186/3-1

CONDITIONS:

Planning and Development

1. The demolition of the existing structure and construction of the expansion shall be phased so that the building is brought into conformance with the setback standards of the Code prior to commencement of construction of the expansion.
2. A waiver is granted to not provide landscaping along the north property line.
3. A waiver is granted to provide a 10 foot wide landscaped planter along the south side of the building, as long as the planting material meets Code standards. The existing two-foot landscape planter along the parking area on the south side of the site may remain.
4. The trash enclosure shall meet all applicable design standards.

Public Works

5. The construction plans for this site shall show the existing sewer easement along the eastern boundary of this site. No buildings or permanent structures shall be built overlying the existing sewer easement.
6. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
7. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 36 – SDR-3314

CONDITIONS - Continued:

8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

9. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
10. Provide a copy of a recorded Joint Access and Parking Agreement between the adjoining parcels comprising this site prior to the issuance of any permits.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3319 - PORTABLE MEDICAL IMAGING, INC. ON BEHALF OF SMOKE RANCH BUSINESS PARK - Request for a Site Development Plan Review FOR A 6,006 SQUARE FOOT RETAIL BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPING STANDARD on 0.62 acres adjacent to the northwest corner of Smoke Ranch Road and Tenaya Way (a portion of APN: 138-15-410-034), GPB (Planned Business Park) Zone, Ward 4 (Brown).

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as an individual with his firm has an existing transaction with Mr. Smith involving another property in the subject area.

To be heard by the City Council on 1/21/2004.

NOTE: CHAIRMAN TRUESDELL disclosed that his firm manages the common areas within the Tech Park and he has no economic interest or financial benefits so he would vote on this item.

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that the proposed development meets the standards of the code and have been approved by the Tech Park Design Committee. Staff recommended approval subject to conditions.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 37 – SDR-3319

MINUTES – Continued:

SCOTT BAKER, 7225 South Premier Road, appeared on behalf of the applicant and concurred with staff's recommendations with the exception of Conditions 1 and 2. He remarked that when the site was designed they looked at the lot configuration different from that of the City. With regard to the loading zone, they would be able to accommodate that condition as he contends they have exceeded the parking requirement. Also representing the applicant were TIM HOLLENBECK, 7225 South Bermuda Road and REX SMITH, 3068 East Sunset Road.

Based on the applicant's comments relating to the setbacks, loading zone and landscaping, COMMISSIONER EVANS asked MR. WALTON to explain staff's position regarding those items. MR. WALTON clarified that staff looks at a site relative to the exact positioning and design of the building. He stated that the front of the building as it currently exists faces the north, the primary access into the building. Based on that orientation, it resulted in the back portion of the building being deficient in width.

COMMISSIONER McSWAIN did not feel the application should be held and that it might be more appropriate for the applicant to work with staff before going to the City Council. VICE CHAIRMAN NIGRO asked whether these issues could be resolved and whether an agreement could be reached before City Council based on the applicant's statements that the site is somewhat constrained. MR. SMITH stated the difference is 4.5 feet but felt that the pending issues could be worked out with staff. MR. CLAPSADDLE concurred and agreed to work with the applicant to reach an agreement.

No one appeared in opposition

There was no further discussion.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(9:08 – 9:18)

3-81

CONDITIONS:

Planning and Development

1. A revised site plan showing the proper rear yard setback and location of a loading zone shall be submitted to Planning and Development Department prior to issue of building permits.
2. A revised landscaping plan showing sufficient parking lot trees and trees and landscaping along the west property line shall be submitted to Planning and Development Department prior to issue of building permits.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 37 – SDR-3319

CONDITIONS – Continued:

3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. All mechanical equipment and air conditioners shall be fully screened in views from the abutting streets.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or issuance of any permits whichever may occur first.
12. Provide a copy of a recorded Joint Access and Parking Agreement between the adjoining parcels comprising this site prior to the issuance of any permits.
13. Site development to comply with all applicable conditions of approval for Z-68-85 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-3322 - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF SKY RIDGE LIMITED, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 2.4 ACRES OF OPEN SPACE WHERE 4.4 ACRES ARE REQUIRED on 24.3 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), TC (Town Center) Zone, Ward 6 (Mack).

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the January 8, 2004 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE to 1/8/2004 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 38 [VAR-3322] and Item 39 [SDR-3320].

DAVID CLAPSADDLE, Planning and Development Department, stated the applicant submitted a letter to hold these applications in abeyance to the 1/8/2004 meeting in order to re-notify the project.

The applicant was not present.

No one appeared in opposition

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 38 – VAR-3322

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 38 [VAR-3322] and Item 39 [SDR-3320].

NOTE: All discussion for Item 38 [VAR-3322] and Item 39 [SDR-3320] was held under Item 38 [VAR-3322].

(6:15)

1-206

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3320 - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF SKY RIDGE LIMITED, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 263 LOT SINGLE FAMILY DEVELOPMENT on 24.3 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), T-C (Town Center) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the January 8, 2004 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE to 1/8/2004 Planning Commission meeting – UNANIMOUS

MINUTES:

NOTE: See Item 38 [VAR-3322] for related discussion.

(6:15)

1-206

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3321 - PINI LaBOUZ ON BEHALF OF ROBERT DUGAN - Request for a Site Development Plan Review FOR AN APPROXIMATELY 2,400 SQUARE FOOT EXPANSION OF AN EXISTING SERVICE STATION/ CONVENIENCE STORE AND A WAIVER OF THE PERIMETER AND PARKING LOT LANDSCAPING REQUIREMENTS at 3701 West Sahara Avenue (APN: 162-07-512-010), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions and amending Condition 8 as follows:

8. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of *Sahara Avenue* and neighboring properties.

– UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained the building modification conforms to the General Plan. Considering the property and the situation of the building on the lot, staff had no issue with the landscaping waiver and recommended approval subject to conditions.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 40 – SDR-3321

MINUTES – Continued:

ALEX BROWN, 2095 South Highland, appeared on behalf of the applicant and concurred with staff's recommendations and conditions.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:18 – 9:21)

3-374

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. The site plan shall be revised to depict a minimum of 10 parking spaces, including one handicap accessible space, and submitted to the Planning and Development Department prior to the approval of any permits for the addition on this site.
3. The site plan shall be revised to depict a minimum 49 foot setback from the residential properties to the south in accordance with the requirements of the Residential Adjacency Standards. The revised site plan shall be submitted to the Planning and Development Department prior to the approval of any permits for the addition on this site
4. The planters along Sahara Avenue and Valley View Boulevard shall be a minimum of 10 feet wide with 24 inch box trees spaced 20 feet on center with shrubs and ground cover. This includes the planter adjacent to the intersection of Sahara Avenue and Valley View Boulevard.
5. Any new trash enclosure shall be properly screened and covered as required by the Commercial Development Standards.
6. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 40 – SDR-3321

CONDITIONS – Continued:

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.
9. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. All City Code requirements and design standards of all City departments must be satisfied.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. The lighting shall be directed away from residential property or screened, and shall not spill over onto adjacent properties.

Public Works

12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All work within the Nevada Department of Transportation right of way shall also receive approval from the Nevada Department of Transportation.
13. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A unless otherwise allowed by the City Traffic Engineer. All work within the Nevada Department of Transportation right of way shall also receive approval from the Nevada Department of Transportation.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 40 – SDR-3321

CONDITIONS – Continued:

14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

SDR-3342 - CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A 31,500 SQUARE FOOT COMMUNITY CENTER on 2.99 acres at 6200 Elton Avenue (APN: 138-35-501-011), C-V (Civic) Zone, ~~Ward 2 (L.B. McDonald)~~, Ward 1 (Moncrief).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, stated the Site Development Plan Review is appropriate. Staff recommended approval subject to conditions.

DAVID ROARK, Public Works Department, appeared on behalf of the City and concurred with staff conditions.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 41 – SDR-3342

MINUTES – Continued:

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:52)

1-1473

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
5. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
7. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 41 – SDR-3342

CONDITIONS - Continued:

8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
11. A plan detailing the removal or relocation of the onsite public sewers that conflict with this site plan must be accepted by the Collection Systems Planning section of the Department of Public Works prior to issuance of any permits. The plan must maintain service to upstream connections and any existing public sewer easements in conflict with the proposed structures shall be vacated and new easements granted prior to the issuance of any sewer-related permits for this site.
12. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Section of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
13. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3347 - AUTO NATION ON BEHALF OF J R J PROPERTIES - Request for a Site Development Plan Review FOR THE REMODELING AND EXPANSION OF A CAR DEALERSHIP on 9.39 acres adjacent to the northwest corner of Sahara Avenue and Decatur Boulevard (APN: 163-01-803-003, 004 and 005), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions and amending Conditions 2 and 3 as follows:

2. *Landscaping shall be provided as depicted on the site plan.*
3. *Vehicles shall not be located in the landscaped areas.*

– UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that the proposed pen on items expansion of the car dealership is appropriate and compatible with the existing dealerships along Sahara. It meets the requirements of the General Plan, the zoning ordinance and commercial standards. Staff recommended approval subject to conditions.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 42 – SDR-3347

MINUTES - Continued:

REBECCA RALSTON, 6655 Bermuda, appeared on behalf of the applicant and concurred with staff recommendations and conditions with the exception of Condition 2 relative to the landscape planters. She asked that the condition be modified to allow the applicant to provide landscaping as documented by the site plan. On the overhead she indicated the area in question.

TODD FARLOW, 240 North 19th Street, asked the applicant to ensure that the entire corner be well maintained. MS. RALSTON noted that the landscaping for that corner would be enhanced.

CHAIRMAN TRUESDELL remarked that it looks as if there are vehicles placed in the landscaped area. MR. CLAPSADDLE explained that staff frowns upon that and was not agreeable to allowing the applicant to put in additional landscaping. MR. CLAPSADDLE asked the applicant to clarify that the intention is meet the code as it pertains to new curb lines and where there are existing curb lines, the existing landscaping will remain. Referencing the existing curb, MS. RALSTON stated the landscaping area would be improved.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:21 – 9:36)

3-466

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Provide minimum 15 foot wide on-site landscape planters consisting of 24 inch box trees 20 feet on center with shrubs and ground cover along Sahara Avenue and Decatur Boulevard.
3. The display of vehicles in landscape planters shall be limited to the two areas at the intersection of Sahara Avenue and Decatur Boulevard as designated on the site plan.
4. Any new trash enclosure shall be properly screened and covered as required by the Commercial Development Standards.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003

Planning and Development Department

Item 42 – SDR-3347

CONDITIONS– Continued:

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.
8. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. The lighting shall be directed away from residential property or screened, and shall not spill over onto adjacent properties.

Public Works

11. Dedicate and construct a bus stop on Sahara Avenue and additional rights-of-way per Clark County Area Standard Drawing 201.1 on the northwest corner of Decatur Boulevard and Sahara Avenue as required by the Department of Public Works, unless specifically noted as not required in an approved Traffic Impact Analysis.
12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. All work within the Nevada Department of Transportation right of way shall also receive approval from the Nevada Department of Transportation.
13. Provide a copy of a recorded Joint Access and Parking Agreement between the adjoining parcels comprising this site prior to the issuance of any permits.
14. Landscape and maintain all unimproved rights-of-way on Decatur Boulevard and Sahara Avenue adjacent to this site.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 42 – SDR-3347

CONDITIONS– Continued:

15. Submit an application for an Occupancy Permit to the Nevada Department of Transportation (NDOT) for all landscaping and private improvements in the Sahara Avenue public right-of-way adjacent to this site prior to the issuance of any permits.
16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to the submittal of construction drawings or issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ROC-3313 - SPEEDEE MART ON BEHALF OF MVR CORPORATION - Request for a Review of Condition #2 of an approved Special Use Permit (U-0146-99) WHICH PROHIBITED THE SALE OF INDIVIDUAL CONTAINERS OF BEER, WINE, OR SCREW CAP WINE LARGER THAN 16 OUNCES IN SIZE at 1602 West Oakey Boulevard (APN: 162-04-602-009), M (Industrial) Zone, Ward 1 (Moncrief).

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – Motion carried with EVANS and TRUESDELL voting No

To be heard by the City Council on 1/21/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that no significant changes have occurred that would warrant removal of Condition 2. Staff did conduct a survey of the surrounding area to establish whether other uses nearby had the same condition.

ATTORNEY RUSSELL ROWE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He confirmed the request to remove Condition 2, stating that the basis for the condition was due to the vagrancy problem in the area. He disagreed with staff's contention that the area has not changed. ATTORNEY ROWE displayed photographs showing significant improvements made to the property void of any loitering or vagrancy.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 43 – ROC-3313

MINUTES – Continued:

In conclusion, ATTORNEY ROWE stated that other use permits having a similar condition were pulled, indicating the City Council's approval to remove the condition. Based on that premise, he believed the applicant deserves the same opportunities as the other establishments.

TODD FARLOW, 240 North 19th Street, appreciated developers who take the time and money to improve their properties. However, he had reservations about permitting individual sales unless approval was contingent upon adequate reviews.

DANNY PIPER, 1217 Park Circle, appeared in opposition and stated that vagrants still frequent the area. He asked the Commission to deny the request.

COMMISSIONER EVANS questioned whether those businesses that had the restriction removed were grandfathered in. MR. WALTON stated that this condition came about within the last few years. Despite supporting the restriction, COMMISSIONER EVANS failed to understand how one applicant can be granted such a use permit and another be prohibited and with that in mind remarked that perhaps the best way to handle these situations would be to eliminate those standards altogether. DEPUTY CITY ATTORNEY BRYAN SCOTT stated that simply because one location has the ability to sell alcohol, it is not a given. COMMISSIONER DAVENPORT agreed that if two establishments are permitted the sale of individual containers of beer, wine or screw cap wine, subsequent requests should likewise be approved. DEPUTY CITY ATTORNEY SCOTT interjected that there does not exist a right to serve alcohol in any establishment; however, should there be a dilemma with saturation in a particular area, the need to halt that use would prevail.

COMMISSIONER McSWAIN concurred with the remarks of COMMISSIONER DAVENPORT. She concluded that the applicant has made a significant investment and seeing as they already sell beer and wine, with the exception of the single sales, she felt approving the application would enable the applicant to be competitive with the adjacent businesses. She stated she would support a one-year review.

COMMISSIONER GOYNES stated that he supported certain restrictions depending on the character of the area. He noted that the subject area has been greatly revitalized and agreed that the applicant should have the same competitive edge as the other stores.

COMMISSIONER NIGRO questioned whether this restriction is applied to every ward. MARGO WHEELER, Deputy Director, Planning and Development Department, explained that staff places that condition upon an application, however, the City Council has the ability to eliminate that restriction. With regard to the subject application, COMMISSIONER NIGRO supported the removal of the restriction to allow the application to be competitive.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 43 – ROC-3313

MINUTES – Continued:

DEPUTY CITY ATTORNEY SCOTT noted that the Commission should look at the reasons for conditions being imposed and the impact on the surrounding community.

Although CHAIRMAN TRUESDELL concurred with ATTORNEY ROWE'S statement that the subject area has experienced major changes within the past few years, he stated that the applicant accepted this condition four years ago and was able to function as a business.

At the conclusion of the vote, COMMISSIONER DAVENPORT recommended a proposal to the City Council for a regulation that would ensure uniformity. MS. WHEELER stated staff would convey the Commission's concerns to the City Council.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:36 – 9:56)

3-979

CONDITIONS:

Planning and Development

1. The establishment shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.
2. Conformance to all Minimum Requirements under Title 19.04.050 for a Liquor Establishment (Off-Premises Consumption).
3. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-3302 - SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY - Request for a Petition to vacate a 20 foot wide public sewer easement generally located east of Rancho Drive, north of Sahara Avenue, Ward 1 (Moncrief).

SET DATE: 01/07/04

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO- APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/21/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated the request is appropriate. Staff recommended approval subject to conditions.

CURTIS HORTON, 444 East Warm Spring Road, appeared on behalf of the applicant and concurred with staff's recommendations.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 44 – VAC-3302

MINUTES – Continued:

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:56 – 9:58)

3-1706

CONDITIONS:

1. Prior to the recordation of the Order of Vacation, a new public sewer easement shall be recorded at a width and location acceptable to the Department of Public Works.
2. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-3307 - DAVID ARPIN AND KATHLEEN OLENDER - Request for a Petition to vacate the east half of Buffalo Drive between Brent Lane and Iron Mountain Road, Ward 6 (Mack).

SET DATE: 01/07/04

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/21/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated the Request for Petition to vacation is appropriate with no objections being received. Staff recommended approval subject to conditions.

KATHLEEN OLENDER, 7856 Blue Eagle Way, represented her application and agreed with staff's recommendations and conditions.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 45 – VAC-3307

MINUTES – Continued:

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:58 – 9:59)

3-1736

CONDITIONS:

1. An application to vacate the western half of Buffalo Drive within Clark County, such as Clark County Petition of Vacation VS-1710-03, must record concurrently with this Order of Vacation.
2. This Petition of Vacation shall be modified to retain a 20 foot wide City of Las Vegas Sewer easement within Buffalo Drive, in an alignment and to a location acceptable to the City Engineer prior to recordation of the Order of Vacation.
3. This Petition of Vacation shall be modified to retain those portions of rights-of-way necessary for a corner at the intersection of Buffalo Drive and Brent Lane.
4. An update to the previously approved Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
5. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
6. All development shall be in conformance with code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 45 – VAC-3307

CONDITIONS – Continued:

7. The Order of Vacation shall not be recorded until all of the above conditions have been met. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-3311 - STERLING S. DEVELOPMENT ON BEHALF OF QUARTERHORSE FALLS II, LIMITED LIABILITY COMPANY - Request for a Petition to vacate a 10 foot wide public drainage easement at 9721 Paso Fino Street, Ward 6 (Mack).

SET DATE: 01/07/04

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm has a contract with Sterling S. Development and NIGRO abstaining as his firm is currently in litigation with one of the principals of Sterling S. Development.

To be heard by the City Council on 1/21/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated the request is in order. Staff recommended approval subject to conditions.

BRENT WILSON, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant and concurred with staff's recommendations and conditions.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 46 – VAC-3311

MINUTES – Continued:

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:59)

3-1775

CONDITIONS:

1. Appropriate adjacent Final Maps, such as El Capitan/O'Hare Unit 3, to provide alternative Drainage Easements, shall be recorded prior to or concurrent with the recordation of this Order of Vacation as required by the City of Las Vegas Flood Control Section.
2. Any existing Public Sewer Easements shall be retained and not affected by this Vacation Application.
3. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-3318 - ASTORIA HOMES ON BEHALF OF ASTORIA AT LONE MOUNTAIN 30, LIMITED LIABILITY COMPANY - Request for a Petition to vacate U.S. Government Patent Reservations and various public easements generally located east of Cliff Shadows Parkway, between Gilmore Avenue and Gowan Road, Ward 4 (Brown).

SET DATE: 01/07/04

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm is currently under contract with Astoria Homes

To be heard by the City Council on 1/21/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated the Request for a Petition is in order. Staff recommended approval subject to conditions.

SUSAN LeCAVALIER, GC Wallace, Inc., 1555 South Rainbow Boulevard, appeared on behalf of the application and concurred with staff conditions.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 47 – VAC-3318

MINUTES – Continued:

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:59 – 10:00)

3-1833

CONDITIONS:

1. This Petition of Vacation shall be revised to retain interest in the south 20 feet of parcels 137-12-201-014 & 137-12-201-010 and the south 20 feet that transitions to 30 feet of along a portion of parcel 137-12-201-011, including the area for a circular cul-de-sac terminus for Gowan Road along parcel 137-12-201-011.
2. This Petition of Vacation shall be revised to retain appropriate public sewer easements in the Gowan Road alignment beyond the bulb of the cul-de-sac along parcel 137-12-201-011.
3. This Petition of Vacation shall be revised to exclude all area south of the centerline of Gowan Road.
4. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Relinquishment of Interest for this application. Appropriate drainage easements and drainage rights of way shall be reserved as recommended by the approved Drainage Plan/Study. The drainage study required by Rezoning Application ZON-2667 may be used to satisfy this condition provided that there is a section included in the study that covers the area proposed to be vacated.
5. Prior to the recordation of an Order of Relinquishment of Interest all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
6. All development shall be in conformance with code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 47 – VAC-3318

CONDITIONS – Continued:

7. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-3323 - CANYON RIDGE CHRISTIAN CHURCH - Request for a Petition to vacate the Bronco Street cul-de-sac bulb, located south of La Madre Way, Ward 6 (Mack).

SET DATE: 01/07/04

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/21/2004.

NOTE: CHAIRMAN TRUESDELL disclosed that he abstained when the site plan came before the Planning Commission because the application was represented by a company that his firm did business with. Being as there is no representation with this application, he would vote on the item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the Canyon Ridge Christian Church Review of Condition was heard at the last meeting and this application was a condition to vacate the cul-de-sac bulb and propose a new one.

THOMAS HELLUMS, 7310 Smoke Ranch Road, appeared on behalf of the applicant and concurred with staff's recommendations and conditions.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 48 – VAC-3323

MINUTES – Continued:

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:00 – 10:01)

3-1873

CONDITIONS:

1. Parcel Map PMP-3325 shall record prior to the recordation of this Order of Vacation. If said map does not record, then separate documentation for the dedication of the new offset cul-de-sac must be submitted, approved, and recorded prior to or concurrently with this Order of Vacation.
2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-3213 may be used to satisfy this condition provided that it includes a section covering the area proposed to be vacated.
3. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
4. All development shall be in conformance with code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 48 – VAC-3323

CONDITIONS – Continued:

5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-3433 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF THE SCHNEIDER FAMILY TRUST - Request for a Petition to vacate Del Rey Avenue, generally located east of Buffalo Drive, Ward 1 (Moncrief).

SET DATE: 01/07/04

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE to 1/22/2004 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as her firm is currently doing work for the Molasky Family.

NOTE: COMMISSIONER NIGRO disclosed that he would abstain when the item comes back because his father has an investment relationship with Mr. Molasky.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that staff has requested the vacation application be held in abeyance to the 1/22/2004 Planning Commission meeting to enable staff to meet with the applicant to revise the request.

ATTORNEY RUSSELL ROWE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with staff's presentation.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:15 – 6:19)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-3201 - TABERNACLE OF PRAISE CHURCH OF GOD IN CHRIST ON BEHALF OF THE BUREAU OF LAND MANAGEMENT - Request for a Site Development Plan Review FOR EXISTING TEMPORARY MODULAR TRAILERS TO BECOME PERMANENT on 5.00 acres at 7550 Constantinople Avenue (APN: 138-10-101-020), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 4 (Brown).

C.C.: 01/21/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – ABEYANCE to 1/22/2004 Planning Commission meeting - UNANIMOUS

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, explained that staff spoke with the applicant who stated that the representative was out of town and therefore requested the application be held in abeyance to the 1/22/2004 Planning Commission meeting.

The applicant was not present.

No one appeared in opposition

There was no further discussion.

(6:15 – 6:19)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3329 - JMA ARCHITECTURE STUDIOS ON BEHALF OF UNIVERSITY BOARD OF REGENTS - Request for a Site Development Plan Review FOR A 53,150 SQUARE FOOT CLASSROOM BUILDING AND A 85,366 SQUARE FOOT HEALTH AND SCIENCE BUILDING on 12.14 acres at 1289 South Torrey Pines Drive (APN: 163-02-601-001), C-V (Civic) Zone, Ward 1 (Moncrief).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO - APPROVED subject to conditions – UNANIMOUS with EVANS abstaining as he is employed by the State of Nevada

This is Final Action..

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, stated the proposed facility complies with the land use designation and existing signage for the site. Staff recommended approval subject to conditions.

JOHN LOPEMAN, JMA Architecture, 10150 Covington Cross Drive, appeared on behalf of the applicant and concurred with staff conditions.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 51 – SDR-3329

MINUTES – Continued:

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:01 – 10:03)

3-1946

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 51 – SDR-3329

CONDITIONS – Continued:

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. Prior to the start of construction submit to the City of Las Vegas Department of Public Works a detailed timeline for the ultimate build out of the public infrastructure for this Community College Campus. The timeline should include a section pertaining to dedication of public street rights of way and the improvement or construction of these rights of way.
12. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
14. Site development to comply with all applicable conditions of approval for Z-89-87 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3317 - PHD PROPERTIES, INC. ON BEHALF OF TAP HOLDINGS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 3,000 SQUARE FOOT RETAIL BUILDING on 0.52 acres at 1770 South Rainbow Boulevard (APN: 163-02-212-003), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, stated the plan conforms to commercial standards and to the General Plan. Staff recommended approval subject to conditions.

MARK JOHNSON, MRJ Architects, 4790 West University Avenue, appeared on behalf of the applicant and concurred with staff recommendations and conditions.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 52 – SDR-3317

MINUTES – Continued:

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESEDELL declared the Public Hearing closed.

(10:03 – 10:04)

3-2018

CONDITIONS:

Planning and Development

1. his Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. ll development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. andscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
4. ll mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
5. arking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
6. ll utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
7. fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 52 – SDR-3317

CONDITIONS – Continued:

8. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

9. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All work within the Nevada Department of Transportation right of way shall also receive approval from the Nevada Department of Transportation.
10. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A and shall also receive approval from the Nevada Department of Transportation.
11. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

12. An amendment to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or issuance of any permits whichever may occur first.
13. Provide a copy of a recorded Joint Access and Parking Agreement between the adjoining parcels comprising this site prior to the issuance of any permits.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - TXT-3312 - CITY OF LAS VEGAS - Discussion and Possible Action to delete the requirement for a Special Use Permit for Private Streets for established residential developments where all lots meet the minimum net lot size standard of Title 19.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends NONE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be forwarded to the City Council in Ordinance Form.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that there had been detailed discussion related to this application at a previous meeting.

DANNY PIPER, President of the Scotch 80s Homeowners Association, 1217 Park Circle, was present to answer any questions regarding this issue.

CHAIRMAN TRUESDELL stated that upon reviewing this text amendment, he was concerned that approving a special use permit without the benefit of a public hearing might be a disadvantage to the neighboring residents. Additionally he felt that vacation and site development reviews need to include the public hearing process. MR. CLAPSADDLE agreed affirming that vacations, although everyone is not required to sign, would require a public hearing. With regard to the special use permit, he stated that it would be impossible to get the signature of everyone. An additional consideration is that all lots must meet the net lot size.

PLANNING COMMISSION MEETING OF DECEMBER 18, 2003
Planning and Development Department
Item 53 – TXT-3312

MINUTES – Continued:

Responding to COMMISSIONER McSWAIN'S query, MR. CLAPSADDLE clarified that the reason for use permits for private streets was for new subdivisions, counting the lot size out to the center of the street. MR. CLAPSADDLE stated that staff will ensure each application is carefully reviewed.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:04 – 10:09)

3-2070

CONDITIONS:

1. A new 19.04.050, PRIVATE STREETS [ALL RESIDENTIAL] (1), shall be adopted as follows:
 1. Established Residential Subdivisions. A Special Use Permit shall not be required for the conversion of public streets to private streets in existing subdivisions where all of the lots within the subdivision meet the minimum lot size standards of Title 19.
2. All subsequent base conditions of approval shall be re-numbered.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: DECEMBER 18, 2003

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

TODD FARLOW, 240 North 19th Street, approached the podium and wished every a Happy Holiday.

(10:09 – 10:12)

3-2347

MARGO WHEELER, Deputy Director, Planning and Development Department, on behalf of her department thanked the members of the Planning Commission for their hard work for the year 2003. She commended each one for having such a serious outlook when reviewing items, not to mention their diligence in attending all of the Planning meetings. COMMISSIONER TRUESDELL replied that the Commission likewise appreciates staff's efforts and commends each individual for making the Commission's job gratifying.

(10:12 – 10:13)

3-2435

MEETING ADJOURNED AT 10:13 P.M.

Respectfully submitted:

KRISTENE HONZIK, DEPUTY CITY CLERK

DEENY ARAUJO, DEPUTY CITY CLERK